



Order Filed on April 26, 2017  
by Clerk, U.S. Bankruptcy  
Court - District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

780629  
PHELAN HALLINAN DIAMOND & JONES, PC  
400 Fellowship Road, Suite 100  
Mt. Laurel, NJ 08054  
856-813-5500  
Attorneys for THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., AS SUCCESSOR-IN-  
INTEREST TO ALL PERMITTED SUCCESSORS AND  
ASSIGNS OF JPMORGAN CHASE BANK N.A. AS  
TRUSTEE, FOR CERTIFICATEHOLDERS OF  
NOMURA ASSET ACCEPTANCE CORPORATION,  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2005-AR2

In Re:

ROY A. MCLEAN DBA MILLIENIUM MARTIAL  
ARTS ACADEMY

Debtor

Case No.: 16-25642 - SLM

Hearing Date: 04/26/2017

Judge: STACEY L. MEISEL

Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

**ORDER VACATING STAY**

..... The relief set forth on the following page is hereby **ORDERED**.

**DATED: April 26, 2017**

A handwritten signature in cursive script, reading "Stacey L. Meisel".  
Honorable Stacey L. Meisel  
United States Bankruptcy Judge

Upon the motion of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK N.A. AS TRUSTEE, FOR CERTIFICATEHOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR2, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

109 NESBIT TERRACE, IRVINGTON, NJ 07111 N/K/A 109 NESBIT  
TERR, IRVINGTON, NJ 07111-2330

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*